



The Seaton Restaurant & Hotel, 8 Beach Road, Weston-super-Mare, North Somerset, BS23 1AU



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

The Seaton Restaurant & Hotel, 8 Beach Road, Weston-super-Mare, North Somerset, BS23 1AU

Annual Rental Of £70,000

Situated in a prime position, adjacent to the famous Grand Pier, The Seaton Restaurant & Hotel boasts a superb 'top drawer' opportunity for the restaurateur to LET a piece of Weston-super-Mare's golden seafront and square frontage. The handsome freehold property boasts incredible period architecture and is situated in an enviable position, from which the current owners have relished the passing footfall of vast numbers of tourists that visit the town for day trips and seaside holidays for the past 40 years, as well as their recurring local customers. Expanding over three storeys with extensive storage space, this exciting prospect offers a licenced bar and welcoming restaurant with circa 80 covers internally, two 'Al Fresco' trading areas with circa 26 covers on a private terrace, plus an additional 10 tables via a 'sitting out' license. The restaurant space is most versatile with South facing windows overlooking the Pier, beach and coastline which allow an abundance of natural light to fill the room. Customer toilets are located to the rear, along with a well-equipped commercial kitchen and food prep area, with a walk-in refrigeration and freezer room, dry store, a separate lounge/storage room, office room and bathroom which could easily be used as staff accommodation. A lockable door leads into the ground floor hallway of the 11 letting rooms and a second, separate entrance door for the letting part of the building is also accessed via Richmond Street. From the hallway, twin stair flights rise to the upper floors and the 11 rooms; 10 with en-suite facilities and 1 with its own bathroom. In addition, there are 3 shared kitchens. These rooms are currently being used for short-term lettings. Please note there is an ingoing of £75,000. FRI terms, lease terms negotiable. Commercial EPC Rating B50, Council Tax Band A, Business Rates may apply, Residential EPC Rating E52.

- LOCATION, LOCATION, LOCATION!
- A top-drawer opportunity to LET part of Weston-super-Mare's golden seafront and square frontage
- An impressive period building with most flexible use and extensive coastal views
- Adjacent to the prestigious Grand Pier and golden seafront
- Licensed bar and circa 80 covers in the restaurant
- Two 'Al Fresco' trading areas with circa 26 covers on a private terrace plus an additional 10 tables via a 'sitting out' license
- 11 letting rooms with separate entrance
- Commercial EPC Rating B50, Council Tax Band A, Business Rates may apply, Residential EPC Rating E52



Accommodation

Main Restaurant Area 36' 3" x 34' 4" (11.05m x 10.46m) (Narrowing to 2.95)

Circa 80 covers.

Ladies and Gentlemen's Cloakroom

Kitchen/Food Prep Area and Servery 31' 1" x 11' 5" (9.48m x 3.47m)

Pot Wash Room 9' 9" x 5' 1" (2.96m x 1.54m)

Cold Store Area 11' 6" x 4' 9" (3.50m x 1.46m)

Twin walk-in fridges, access to rear yard and lane (pedestrian access, under stairs storage plus spacious storage room to rear of property.

Connecting Access to Accomodation Hallway and Ground Floor Manager Rooms

Manager's Area

Inner hallway to rooms and rear store.

Manager's Living/Dining Room 20' 9" x 13' 5" (6.33m x 4.10m)

Connecting Door to Letting Room Lobby

Manager's Bedroom 13' 5" x 13' 1" (4.09m x 3.98m)

En-suite 8' 10" x 4' 11" (2.70m x 1.51m)

Entrance

The main entrance door to first floor letting rooms is via Richmond Street, a welcoming reception area with twin stair flights to upper floors and access to the restaurant on the ground floor.

Please Note

There is an ingoing of £75,000. FRI terms, lease terms negotiable

Fixtures and Fittings

All trade equipment, other than personal fixtures and fittings are included within the ingoing price.

Stock at Value

Stock at value (SAV) is additional to the ingoing price.

Accounts

Year ending 31st October 2021. Financial accounts are available to registered progressing parties upon signing a Non-Disclosure (NDA) Agreement via the agent.

Staff

Further information can be provided on request.

Services

Mains gas, electricity, water, drainage.

Tenure

Freehold.

Viewings and Enquiries

All viewings and enquiries are to be carried out via the agent David Plaister Ltd. No direct approach may be made to the business.



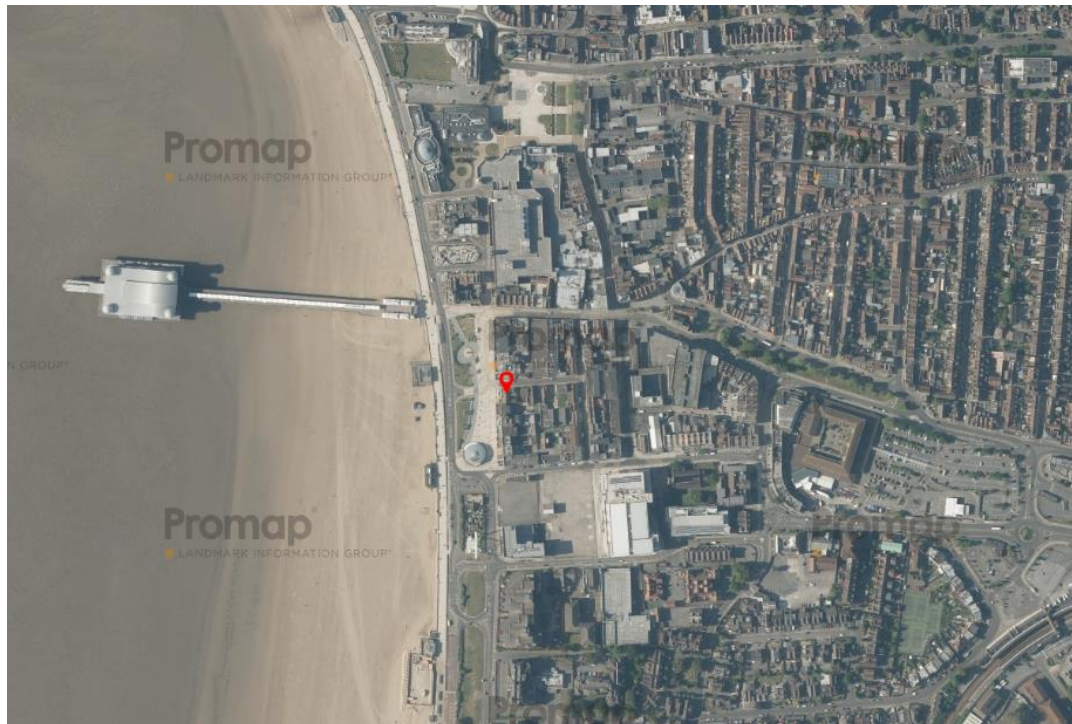


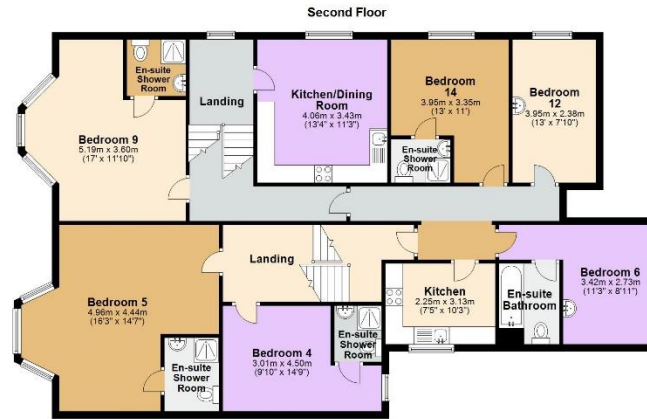
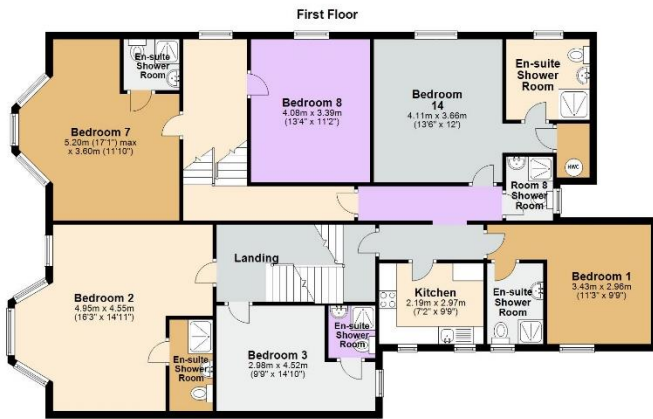




LOCATION

Weston-super-Mare is steeped with Victorian history and is dominated by long stretches of sandy beaches. The seaside town has been a popular tourist destination for many years and sits to the South of the Severn Estuary and Bristol Channel. The beginning of the 19th century saw Weston grow from a tiny village of around 100 inhabitants, to a thriving seaside resort of nearly 20,000 people. One hundred years later again, it has a population of over 70,000 with its local attractions, including the Grand Pier, bringing in thousands of visitors each year. Weston is certainly a popular tourist destination for many families and is easily accessible for visitors and commuters; Junctions 21/22 provide easy access to the M5 motorway. Weston train station offers excellent transport links to most major towns and cities, and the bus service provides connection to most areas of the town and outlying districts.





Total area: approx. 546.5 sq. metres (5882.2 sq. feet)

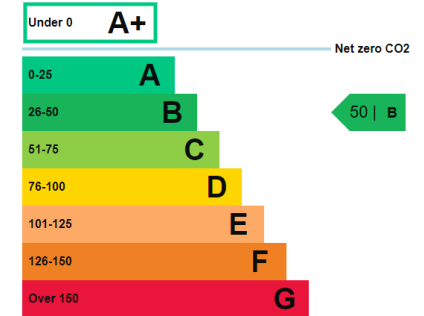


Company Registration No. 08744483 VAT No. 173 8517 84

MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

Commercial EPC



Residential EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		← 79 C
55-68	D		
39-54	E	← 52 E	
21-38	F		
1-20	G		

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